

Why a Hove Station Neighbourhood Plan?

A combination of three factors in 2012 brought about the start of neighbourhood planning in Hove

1. TOP-DOWN CITY PLANNING

The 2012 Brighton & Hove Proposed City Plan Part 1 identified a large area of unused/under-used land west of the station, both north and south of the railway as *Development Area 6 Hove Station* – one of eight strategic locations for major development across the city.

The aim was to *'secure the long term regeneration opportunities around the Hove Station Area and enable its development as an attractive and sustainable mixed use area focused on employment'*. It was envisaged that this development would include:

- the comprehensive mixed use redevelopment of the Conway Street Industrial Area to deliver:
 - ▷ 12,000 sqm of modern business/office space, including affordable floor space for small businesses and the creative/digital media industries
 - ▷ 200 residential units and enhancement of the streetscape
- elsewhere in the Development Area
 - ▷ a minimum of 450 residential units
 - ▷ protection and improvement of the Newtown Road Industrial Area
 - ▷ the former Coal Yard allocated for Waste Management



The official City Plan **consultations in 2012** passed by **virtually unnoticed** by local residents - very few were aware of the prospect of massive redevelopment

2. THE ABANDONED HOVE SQUARE PROJECT

This situation changed dramatically in 2012 with Matsim's public consultations on their Hove Square proposal for the **redevelopment of the whole Conway Street Industrial Area**.

The project hinged on the re-location of the bus station to Hollingbury being paid for from the development. But the Council would not allow the high value housing, retail and entertainment uses needed to make the scheme economically viable. Matsim announced their withdrawal at a public meeting in the Vallance Centre in November 2012.

3. AN OPPORTUNITY FOR BOTTOM-UP NEIGHBOURHOOD PLANNING

At the same meeting a couple of informed residents pointed out the opportunity presented by the government's introduction of Neighbourhood Plans in April 2012.

Over 30 of the participants signed up to join an Interim Neighbourhood Forum to investigate whether or not developing a Neighbourhood Plan would be the best way for residents to influence the future redevelopment of the area.



**Would you like to influence regeneration?
Join a working group and get involved!**

**Hove Station
Neighbourhood
FORUM**